



Entered on Docket  
October 02, 2009

A handwritten signature in black ink, appearing to read "Mike K. Nakagawa".

Hon. Mike K. Nakagawa  
United States Bankruptcy Judge

Donald P. Norris  
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Attorney for Debtor(s)  
**Louis Goodman and Gina Lee Goodman**

**UNITED STATES BANKRUPTCY COURT  
DISTRICT OF NEVADA**

In re	)	Case No.: 09-16969-MKN
	)	
Louis Goodman	)	Chapter: 13
Gina Lee Goodman	)	
	)	Hearing Date: September 17, 2009
Debtor(s)	)	Hearing Time: 3:30 pm
	)	
	)	
	)	
	)	

**ORDER AVOIDING LIEN OF SECOND TRUST DEED**

This matter having come on regularly for hearing on Debtor's Motion to Value Collateral, and "Strip Off" Second Trust Deed as against Debtor's residential real property; and good cause appearing therefore,

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1       **IT IS HEREBY ORDERED** that the Second Deed of Trust security interest of HSBC  
2 Mortgage Services in the real property commonly known as 1408 Big Valley Lane, North Las  
3 Vegas, Nevada 89086, legally described as:

4               Centennial Bruce South 40-Unit 1, Plat Book 114, Page 19, Lot 300, Sec 26, TWP 19,  
5 Rng 61 as shown by a map thereof in the office of the County Recorder of Clark County, Nevada  
6 APN 124-26-610-022 is hereby avoided under U.S.C. Sec. 506(d) and set aside and the claim of  
7 such creditor(s) in these bankruptcy proceedings shall be treated as unsecured.  
8

9       **IT IS HEREBY ORDERED** that the certain Deed of Trust above described shall,  
10 conditioned upon Debtor's completing the above-referenced bankruptcy proceeding and  
11 obtaining a Chapter 13 discharge, be removed and expunged from the county recorders and shall  
12 thereafter no longer constitute a lien or encumbrance upon the aforesaid real property.  
13

14       **IT IS FURTHER ORDERED** that this Order shall not be recorded with the Office of  
15 County Recorder until such time as the Debtors have received their Chapter 13 Discharge in this  
16 matter.

17       **IT IS FURTHER ORDERED** that in the event the aforesaid property should be sold at  
18 a foreclosure trustee sale, the lawful beneficiary of the aforesaid Deeds of Trust shall be entitled  
19 to receive any surplus proceeds in accordance with state law.  
20

21 Dated on this 19<sup>th</sup> day of September, 2009

Submitted by

/s/ Donald P. Norris

Donald P. Norris

1701 W. Charleston Blvd., Suite 320  
Las Vegas, Nevada 89102

1 Approve/Disapprove as to form and content  
2  
3

4 -----  
5 Rick A. Yarnall  
6 Chapter 13 Trustee  
7

8 In accordance with LR 9021, counsel submitting this document certifies as follows:  
9

10 \_\_\_\_\_ The court has waived the requirement of approval under LR 9021.  
11

12 \_\_\_\_\_ No parties appeared or filed written objections, and there is no trustee appointed in  
13 the case.  
14

15   X   I have delivered a copy of this proposed order to all counsel who appeared at the  
16 hearing, any unrepresented parties who appeared at the hearing, and any trustee appointed in  
17 this case, and each has approved or disapproved the order, or failed to respond, as indicated  
18 below:  
19

20 Trustee  
21  
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